

AGENDA FOR THE AUGUST 20, 2019 STATE TAX COMMISSION MEETING

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PA 198 INDUSTRIAL FACILITY

INDUSTRIAL FACILITY EXEMPTION APPLICATIONS FOR APPROVAL

Does not exceed 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT
2019-019	Majestic Industries, LLC	Macomb Township	Macomb	2	\$2,490,609
2019-020	Majestic Industries, LLC	Macomb Township	Macomb	2	\$1,590,571
2019-034	Design Manufacturing, LLC	City of Grand Rapids	Kent	2	\$4,400,000
2019-039	Bulmann Dock and Lift	Wilson Township	Charlevoix	2	\$2,657,737
2019-044	Koops, Inc.	City of Holland	Allegan	2	\$2,869,617
2019-051	Eissman Automotive Port Huron, LLC	City of Port Huron	Saint Clair	2	\$3,971,785
2019-053	SAPA Transmission Inc.	Shelby Charter Township	Macomb	2	\$7,646,320
2019-057	Jer-Den Plastics Inc.	City of St. Louis	Gratiot	2	\$272,269
2019-061	L. Perrigo Company	City of Holland	Allegan	2	\$7,053,199

INDUSTRIAL FACILITY EXEMPTION APPLICATIONS FOR APPROVAL

Exceeds 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

The State Tax Commission finds, based on the local unit resolution approving the application, that exceeding 5% of the SEV shall not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of the taxing units affected by the approval of these applications.

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT
2019-050	G-M Wood Products	City of Newaygo	Newaygo	2	\$4,200,000
2019-052	Prairie Farms Dairy, Inc.	City of Battle Creek	Calhoun	2	\$2,200,000
2019-055	Autoliv ASP Inc.	City of Auburn Hills	Oakland	2	\$18,829,560
2019-056	Request Foods, Inc.	Holland Charter Township	Ottawa	2	\$6,348,259
2019-058	Conley Composites, LLC. (An Andronaco Industries Co.)	City of Kentwood	Kent	2	\$600,000

INDUSTRIAL FACILITY EXEMPTION CERTIFICATES FOR REVOCATION PER SECTION 15(3) (REQUEST BY MUNICIPALITY)

Staff Recommendation: **Revoke** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

CERT. NO.	NAME	LOCAL UNIT	COUNTY	REASON
2011-605	Gonzalez Group LLC	City of Litchfield	Hillsdale	Ceased operations; original end date 2023.
2014-256	Metallist, Inc.	City of Hillsdale	Hillsdale	Ceased operations; original end Date 2026.
2015-059	Gonzalez Group LLC	City of Litchfield	Hillsdale	Ceased operations;original end Date 2026

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INDUSTRIAL FACILITY EXEMPTION TRANSFER APPLICATIONS FOR APPROVAL

Does not exceed 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

<u>CERT. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>REASON</u>
2016-103	DES-Claw, LLC	City of Sterling Heights	Macomb	Transfer from Ric-Man Construction

WATER POLLUTION CONTROL

WATER POLLUTION CONTROL EXEMPTION APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>INVESTMENT</u>
2-6536	Core Energy, LLC	Township of Oliver	Kalkaska	\$56,042
2-6537	Core Energy, LLC	Township of Excelsior	Kalkaska	\$89,557
2-6538	Core Energy, LLC	Township of Beaver Creek	Crawford	\$67,010
2-6539	Entergy Nuclear Palisades LLC	Township of Covert	Van Buren	\$35,521,212

WATER POLLUTION CONTROL EXEMPTION AMENDED APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>INVESTMENT CHANGE</u>	<u>TOTAL INVESTMENT</u>
2-0340-07	Entergy Nuclear Palisades, LLC	Township of Covert	Van Buren	(\$9,955,369)	\$39,900,000

PA 328 NEW PERSONAL PROPERTY

P.A. 328 PERSONAL PROPERTY EXEMPTION APPLICATIONS FOR ELIGIBILITY APPROVAL

Staff Recommendation: **Approve**

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>EXPIRES ON XX/XX/XXXX</u>	<u>LOCAL UNIT ELIGIBILITY</u>
496-2019	NV Labs, Inc d/b/a Reforma Group, LLC	City of Southfield	Oakland	12/30/2024	EDA

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PA 146 OBSOLETE PROPERTY REHABILITATION

P.A. 146 OBSOLETE PROPERTY REHABILITATION ACT APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	INVESTMENT	EXPIRES ON 12/30/XXXX
3-19-0011	Benton Harbor Flats, LLC	City of Benton Harbor	Berrien	\$2,800,000	12/30/2031

P.A. 146 OBSOLETE PROPERTY REHABILITATION ACT CERTIFICATE FOR AMENDMENT

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

CERT. NO.	NAME	LOCAL UNIT	COUNTY	EXPIRES ON 12/30/XXXX	REASON
3-16-0044	CDG Holdings, LLC	City of Howell	Livingston	12/30/2029	The City of Howell passed a resolution extending the certificate from six years to twelve years

P.A. 146 OBSOLETE PROPERTY REHABILITATION ACT APPLICATIONS FOR DENIAL

Staff Recommendation: **Deny** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	REASON
3-19-0016	Gemini Capital Management VII, LLC	Village of Breckenridge	Gratiot	The Village of Breckenridge is not a qualified local governmental unit under PA 146
3-19-0017	D&L Auto Sales and Detailing	Village of Otisville	Genesee	The Village of Otisville is not a qualified local governmental unit under PA 146

PA 147 NEIGHBORHOOD ENTERPRISE ZONE

NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR PRELIMINARY APPROVAL

CERTIFICATES HELD IN ABEYANCE Pending Section 10 Requirements

Staff Recommendation: **Approve, effective for 2 years per Section 11(2)**

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT	EXPIRES ON XX/XX/XXXX
N2019-029	Nailah LLC	City of Detroit	Wayne	2	\$90,000	08/20/2021
N2019-033	Landmark Port Huron, LLC	City of Port Huron	St. Clair	1	\$130,000	08/20/2021
N2019-034	Landmark Port Huron, LLC	City of Port Huron	St. Clair	1	\$130,000	08/20/2021
N2019-035	Landmark Port Huron, LLC	City of Port Huron	St. Clair	1	\$130,000	08/20/2021
N2019-036	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021

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N2019-037	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-038	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-039	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$168,739	08/20/2021
N2019-040	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-041	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-042	Jerel D. and Pamela A. VanderWalle	City of Muskegon	Muskegon	2	\$380,642	08/20/2021
N2019-043	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-044	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-045	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-046	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-047	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$168,739	08/20/2021
N2019-048	Raymond and Belinda Stacey	City of Muskegon	Muskegon	2	\$168,739	08/20/2021
N2019-049	Scott W. Penhorwood	City of Muskegon	Muskegon	2	\$386,204	08/20/2021
N2019-050	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-052	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$168,739	08/20/2021
N2019-053	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-054	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021
N2019-055	Terrace Point Landing, LLC	City of Muskegon	Muskegon	2	\$203,417	08/20/2021

NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR EXTENSION ACKNOWLEDGEMENT

CERTIFICATES HELD IN ABEYANCE, Pending Section 10 Requirements

Staff Recommendation: **Approve, extend for 1 additional year per Section 11(2)**

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT	EXPIRES ON XX/XX/XXXX
N2017-040	CK Concept Haus, LLC	City of Detroit	Wayne	2	\$406,000	08/29/2020
N2017-042	CK Concept Haus, LLC	City of Detroit	Wayne	2	\$406,000	08/29/2020
N2017-056	Devon Renewal LLC	City of Detroit	Wayne	2	\$160,000	08/29/2020
N2017-059	Devon Renewal LLC	City of Detroit	Wayne	2	\$160,000	08/29/2020
N2017-060	Devon Renewal LLC	City of Detroit	Wayne	2	\$160,000	08/29/2020
N2017-061	Devon Renewal LLC	City of Detroit	Wayne	2	\$160,000	08/29/2020

NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR APPROVAL

REMOVE CERTIFICATES FROM ABEYANCE

Staff Recommendation: **Approve, per Section 10**

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT	EFFECTIVE ON 12/31/XXXX	EXPIRES ON 12/31/XXXX
N2016-041	601 Bond Nassau Dutch John Equities LLC	City of Grand Rapids	Kent	2	\$189,776	2019	2032
N2017-043	TC 637 Michigan LLC	City of Grand Rapids	Kent	2	\$154,000	2018	2033
N2017-088	David Roberts	City of Hillsdale	Hillsdale	1	\$10,793	2018	2028
N2018-005	Robert and Michelle Klanke	City of Muskegon	Muskegon	2	\$342,573	2019	2031
N2018-162	William and Kris Ellington	City of Wyandotte	Wayne	2	\$243,874	2019	2031
N2018-168	Patricia McKinley	City of Muskegon	Muskegon	2	\$203,417	2018	2030

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NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR APPROVALStaff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

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APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT	EXPIRES ON 12/31/XXXX
N2019-028	Keisha McCall	City of Detroit	Wayne	2	\$431,390	2031
N2019-051	Nancy Roth and Heather Ashby	City of Muskegon	Muskegon	2	\$203,417	2031

NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR APPROVAL**REMOVE CERTIFICATES FROM ABEYANCE & TRANSFER**Staff Recommendation: **Approve, per Section 10**

Agenda Item Number

CERT. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	EFFECTIVE ON 12/31/XXXX	EXPIRES ON 12/31/XXXX
N2016-049	Iesha Collins	City of Muskegon	Muskegon	2	\$182,420	2031
N2017-057	Craig Steiner	City of Detroit	Wayne	2	\$160,000	2034
N2018-067	Brandon Claxton	City of Detroit	Wayne	2	\$495,869	2034
N2018-170	Marilyn Nygren	City of Muskegon	Muskegon	2	\$226,250	2031
N2018-171	Mary Marcil	City of Muskegon	Muskegon	2	\$203,417	2031

NEIGHBORHOOD ENTERPRISE ZONE TRANSFER APPLICATIONS FOR APPROVALStaff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2019, FOR THE 2020 TAX YEAR)

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CERT. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	EXPIRES ON 12/31/XXXX	REASON
N2004-0374	New Life Restorations	City of Detroit	Wayne	1	2019	Transfer from Paul A & Jennifer M Edwards
N2004-0397	Yichao Li	City of Detroit	Wayne	1	2023	Transfer from Lucas Kroeger
N2005-0491	Veronika Scott	City of Detroit	Wayne	1	2020	Transfer from Christyn Carlton
N2005-0607	Ann Mandelbaum Mann and George Mann	City of Detroit	Wayne	1	2022	Transfer from Dr. Irvin D. Reid
N2005-0614	Robert A. Bury	City of Detroit	Wayne	1	2021	Transfer from Gireesh Velugubanti
N2005-0662	Adam Klein	City of Detroit	Wayne	1	2020	Transfer from Darin J. Pippo
N2014-007	740 Lofts on Michigan, LLC	City of Grand Rapids	Kent	2	2028	Transfer from Lofts on Michigan, LLC
N2015-039	Philip Rzepka	City of Detroit	Wayne	1	2031	Transfer from Jeremy Grekin
N2016-091	Kurt and Leah Weber	City of Grand Rapids	Kent	2	2031	Transfer from 1001 Monroe, LLC
N2016-092	Julie I. Smith	City of Grand Rapids	Kent	2	2031	Transfer from 1001 Monroe, LLC
N2016-094	Lawrence Scott Kelly	City of Grand Rapids	Kent	2	2031	Transfer from 1001 Monroe, LLC